

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 20 November 2018 9:05 AM
To: Helen McLaren-Greiss
Subject: Objection to DA26/2018 - Kylee Chatfield
Attachments: K SubmissionAgnes DA.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards
Meera Sunil Abraham
Administration Officer – Customer Solutions

PO Box 29 Gladstone QLD 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

-----Original Message-----

From: Info (Mailbox)
Sent: Monday, 19 November 2018 1:49 PM
To: 'charmdmum@iprimus.com.au' <charmdmum@iprimus.com.au>
Subject: FW: Objection to DA26/2018

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Regards,

Hayley Keiler
Records Management Unit
Gladstone Regional Council
PO Box 29 Gladstone Qld 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

-----Original Message-----

From: charmdmum@iprimus.com.au <charmdmum@iprimus.com.au>
Sent: Monday, 19 November 2018 1:48 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Objection to DA26/2018

Name: Kylee Chatfield
Postal Address: 48 Seaspray Drive, Agnes Water QLD 4677

Email: charmdmum@iprimus.com.au
Date: 19/11/2018

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND
4677 LOT 101 SP 176830 DEVELOPMENT PERMIT REF: DA26/2018

I wish to object to this Development Application for a Material Change of Use on the grounds that the necessary road infrastructure is not in place to accommodate the expected 95 additional vehicles per hour that this development would be expected to bring to Bryant Street and its residents, not to mention the impact this traffic would have on a steep hill leading into an already congested school zone.

The developers own philosophy states that "Every development we create must add value to the community. It should improve the lives of people who chose to purchase, increase amenity for those nearby, embrace and augment the natural environment and will be warmly welcomed by the community. This philosophy is applied throughout every stage of every development"

The lack of green space within this proposal shows the developer is talking the talk while not walking the walk. The density of this development is of major concern as it will place a major impact on storm water and other amenities, it clearly does NOT embrace and augment the natural environment and is NOT welcomed warmly by our community!

+

Sincerely,

Kylee Chatfield

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Name: Kylee Chatfield
Postal Address: 48 Seaspray Drive,
Agnes Water QLD 4677

Email: charmmdmum@iprimus.com.au

Date: 19/11/2018

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

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LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND 4677
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DEVELOPMENT PERMIT REF: DA26/2018**

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Sincerely,

Kylee Chatfield

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 20 November 2018 9:07 AM
To: Helen McLaren-Greiss
Subject: Objection to DA 26/2018 - Justin Chatfield
Attachments: J SubmissionAgnes DA.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUBMISSIONS

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Thank you.

Regards
Meera Sunil Abraham
Administration Officer – Customer Solutions

PO Box 29 Gladstone QLD 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

-----Original Message-----

From: Info (Mailbox)
Sent: Monday, 19 November 2018 2:29 PM
To: 'eelsfan@iprimus.com.au' <eelsfan@iprimus.com.au>
Subject: FW: Objection to DA 26/2018

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Regards,

Hayley Keiler
Records Management Unit
Gladstone Regional Council
PO Box 29 Gladstone Qld 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

-----Original Message-----

From: eelsfan@iprimus.com.au <eelsfan@iprimus.com.au>
Sent: Monday, 19 November 2018 2:27 PM

To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Objection to DA 26/2018

Name: Justin Chatfield
Postal Address: 48 Seaspray Drive, Agnes Water QLD 4677

Email: eelsfan@iprimus.com.au
Date: 19/11/2018

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

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This development would also have a negative impact on property values to surrounding established properties typically caused by the establishment of new high density developments, this impact would be felt on all four sides of the proposed development plus along Bryant road and through to the police station corner due to the increased traffic and noise. This impact also goes against the companies philosophy statement.

Sincerely,

Justin Chatfield

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or Right to Information. <<http://www.gladstone.qld.gov.au/right-to-information>>

Name: Justin Chatfield
Postal Address: 48 Seaspray Drive,
Agnes Water QLD 4677

Email: eelsfan@iprimus.com.au

Date: 19/11/2018

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Justin Chatfield

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 20 November 2018 9:09 AM
To: Helen McLaren-Greiss
Subject: DA26/2018 - Submission - Lot101 SP176830 Bryant St Agnes Water - F Warburton & M Morrison

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham
Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Monday, 19 November 2018 2:30 PM
To: 'fwarburt@bigpond.net.au' <fwarburt@bigpond.net.au>
Subject: FW: DA26/2018 Lot101 SP176830 Bryant St Agnes Water

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Regards,

Hayley Keiler
Records Management Unit



PO Box 29 Gladstone Qld 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

From: fwarburt fwarburt <fwarburt@bigpond.net.au>
Sent: Monday, 19 November 2018 2:28 PM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: DA26/2018 Lot101 SP176830 Bryant St Agnes Water

Attn; Assessment Manager

Dear Sir/Madam,

Whilst I am not against this development per say I would like to make some points that council may consider when assessing this development.

The park is to contain 190 units presumably with as least 2 occupants per unit. This will be a 20% increase in the towns population. If 2 persons are not in each unit it will come down to between 10% and 20%.

This town does not have the necessary medical and other services that it requires now. We are behind similar towns who have a population less than Agnes Water i.e; Childers and Gin Gin. Our town is situated an 11/2hours from the next biggest centre where a hospital is, both north and south and still no sign of a shorter route being developed in the near future.

Medical facilities are being hindered by no new commercial premises being built to facilitate them if desired to establish themselves in this town.

Are these relocatable homes going to cyclone ratings as is the rest of the town. In the event of fire or other emergency will there be a suitable facility to accommodate persons as an evacuation centre as I am not sure the town has a suitable facility that will cater for the population now including those from outlining areas such as captain creek.

In the event of a fire does the town have sufficient water and water pressure to fight a fire in this area.

Can our sewerage system cope with the extra persons in this park not to mention future development within our town.

As there is only one entrance via Bryant St, and it does not state whether the park will be set up in stages or not, council need to consider the fact that any relocatables will be transported through the centre of town and past the area where children are walking to school. This could also affect parents dropping children off during school hours. That means a number of semi trailers entering the town and these suburban streets disturbing the amenity of the residents in these streets and surrounds and risking children's safety. May I also point out that it will be passing the Christian school also that will affect children's safety. Bearing in mind that this area has no pedestrian crossing for the children and no school zones. It would be a far better deal if the property could be accessed via Bicentennial Dve and particularly during construction Therefore impacting the community less.

The proposal is to put a large number of senior citizens in an area that has no footpaths, no pedestrian crossing, is on large hilled area to access from shops and other facilities. Please also remember that some of these residents may have mobility scooters for which there is no footpaths for them to use outside of the parks community grounds. Again will these mobility scooters manage up that hill.

Council should consider times at which semi trailers can access the park given the proximity to the school.

Can our existing services such as doctors, fire ambulance post office and pharmacy cater for the increase in population. Not to mention the limited medical services that the town has. Whilst this is not a council problem it does become a town problem and the community will lay blame on the council and state government for bad planning decisions.

Also please consider the impacts this will have on the limited parking spaces that the community has to access supermarkets and shopping generally. What we do have is very tight and badly planned. Our prices are high but it is proposed to develop a low cost housing solution, will this survive in our town??

It is noted in this development plan that a mens'shed, tennis court and bowls club will be provided within this development, how will this impact on the existing bowls club, mens shed and tennis courts that are trying to survive. If council or state government are going to approve this development I suggest council start lobbying now for facilities and the state start splashing some money our way to improve what is already here.

Furthermore the developers are planning a low cost residential option in a town that has no public transport. What transport is available is a distance from the town and is a high cost to access unless there is a kind neighbour or friend available to assist.

Will this development affect the amenity of the existing residents in the town to the detriment of whole town??

Regards

F. Warburton & M. Morrison

2 Shady Lane
Agnes Water

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Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 20 November 2018 9:12 AM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission reference Lot 101 Bryant Street - AGNES WATER STATE SCHOOL
Attachments: Lot 101 Submission.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham
Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Tuesday, 20 November 2018 8:09 AM
To: 'BUCHANAN, Trevor (tbuch15)' <tbuch15@eq.edu.au>
Subject: FW: Submission reference Lot 101 Bryant Street

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Regards

Kate Bambrick
Records Management Officer



PO Box 29 Gladstone Qld 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: BUCHANAN, Trevor (tbuch15) <tbuch15@eq.edu.au>
Sent: Monday, 19 November 2018 4:55 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>

Cc: HENRICKSEN, David <David.HENRICKSEN@qed.qld.gov.au>

Subject: Submission reference Lot 101 Bryant Street

To Whom it May Concern,

Please find attached submission regarding the proposed development at Lot 101 Bryant Street.

Regards

Trevor



Trevor Buchanan | Principal
AGNES WATER STATE SCHOOL

Learn and Grow

1 Donohue Drive | Agnes Water Qld 4677 |

Telephone (07) 4902 1333 | www.agnewatess.eq.edu.au

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AGNES WATER STATE SCHOOL

P.O. Box 238

1 Donohue Drive, AGNES WATER QLD 4677

Ph: 07 4902 1333

Email: the.principal@agnewatess.eq.edu.au

clever • skilled • creative

20 November 2018

Reference: Submission for Lot 101 Bryant Street, Agnes Water QLD 4677

Gladstone Regional Council
Po Box 29, Gladstone QLD 4680

To Whom it May Concern,

This submission is presented on behalf of Agnes Water State School for consideration by council prior to final approval of material change of use for Lot 101 Bryant Street.

After a review of the proposed drawing plans and traffic analysis provided, there are three key items that are of concern for Agnes Water State School;

1. Impact of increased traffic upon safe student movement. Due consideration to student safety must be planned for with the significant increase of traffic during peak movement periods. The planned increase is almost 5 times current peak traffic movement, including a significant increase in heavy vehicles and vehicles towing caravans and trailers. This must include consideration of adequate, signed and where possible supervised or traffic controlled crossings at the corner of Donohue and Bryant Street, Donohue and Tate Street and Tate and Springs Road.
2. Impact of increased foot traffic entering Agnes Water State School through the rear gates on Bryant Street. Currently this gate is used by 1 -2 students per week and is a non-preferred access location. This gate which is located between two private properties, would need to be modified and more regularly maintained by council. This would also include suitable pathways outside and within the school grounds to be built. These would need to include suitable disabled access. Alternatively, this access could be closed off requiring pedestrian traffic to access the school from Donohue Drive only.
3. Current fencing infrastructure needs to be considered in the building approval, replacing existing four-foot fence with appropriate six-foot safety fence along the adjoining boundary.

It is noted that there are no objections to developmental construction, only additional considerations to be put in place prior to approval.

If you require any further information, please contact Agnes Water State School on 07 4902 1333.

Yours in Education

Trevor Buchanan
Principal

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 20 November 2018 11:31 AM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission - Stephen Smith
Attachments: Agnes DA.docx

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)

Sent: Tuesday, 20 November 2018 10:36 AM

To: 'ssmith77ad@gmail.com' <ssmith77ad@gmail.com>

Subject: FW: Att Assessment manager Ref Submission:DEVELOPMENT PERMIT REF: DA26/2018

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Regards

Kate Bambrick

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: ssmith77ad@gmail.com <ssmith77ad@gmail.com>

Sent: Tuesday, 20 November 2018 9:51 AM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: Att Assessment manager Ref Submission:DEVELOPMENT PERMIT REF: DA26/2018

Please see attached document for consideration

Regards Stephen Smith

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Name: Stephen Smith
Postal Address: 1/2 Tate St
Agnes Water
Qld 4677

Email: ssmith77ad@gmail.com

Date: 19/11/2018

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

**DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK
LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND 4677
LOT 101 SP 176830
DEVELOPMENT PERMIT REF: DA26/2018**

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Sent: Tuesday, 20 November 2018 11:34 AM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission - Tracey Brown
Attachments: Agnes DA.docx

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From: Info (Mailbox)

Sent: Tuesday, 20 November 2018 10:36 AM

To: 'ssmith77ad@gmail.com' <ssmith77ad@gmail.com>

Subject: FW: Att Assessment manager Ref Submission:DEVELOPMENT PERMIT REF: DA26/2018

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From: ssmith77ad@gmail.com <ssmith77ad@gmail.com>

Sent: Tuesday, 20 November 2018 9:53 AM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: Att Assessment manager Ref Submission:DEVELOPMENT PERMIT REF: DA26/2018

To: info@gladstone.qld.gov.au

Subject: Att Assessment manager Ref Submission:DEVELOPMENT PERMIT REF: DA26/2018

Please see attached document for consideration

Regards Tracey Brown

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Name: Tracey Brown
Postal Address: 1/2 Tate St
Agnes Water
QLD 4677

Email: traceyleeneva@bigpond.com

Date: 19/11/2018

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

**DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK
LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND 4677
LOT 101 SP 176830
DEVELOPMENT PERMIT REF: DA26/2018**

I wish to object to this Development Application for a Material Change of Use on the grounds that the necessary road infrastructure is not in place to accommodate the expected 95 additional vehicles per hour that this development would be expected to bring to Bryant Street and its residents, not to mention the impact this traffic would have on a steep hill leading into an already congested school zone. The developers own philosophy states that "Every development we create must add value to the community. It should improve the lives of people who chose to purchase, increase amenity for those nearby, embrace and augment the natural environment and will be warmly welcomed by the community. This philosophy is applied throughout every stage of every development"

The lack of green space within this proposal shows the developer is talking the talk while not walking the walk.

The density of this development is of major concern as it will place a major impact on storm water and other amenities, it clearly does NOT embrace and augment the natural environment and is NOT welcomed warmly by our community!

+

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 20 November 2018 11:38 AM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission - Andrew Smith
Attachments: Agnes DA.docx

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)

Sent: Tuesday, 20 November 2018 10:38 AM

To: 'Stephen Smith' <ssmith77ad@outlook.com>

Subject: FW: Att Assessment manager Ref Submission:DEVELOPMENT PERMIT REF: DA26/2018

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards

Kate Bambrick

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Stephen Smith <ssmith77ad@outlook.com>

Sent: Tuesday, 20 November 2018 10:03 AM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: Att Assessment manager Ref Submission:DEVELOPMENT PERMIT REF: DA26/2018

From: ssmith77ad@gmail.com <ssmith77ad@gmail.com>
Sent: Tuesday, 20 November 2018 9:51 AM
To: info@gladstone.qld.gov.au
Subject: Att Assessment manager Ref Submission:DEVELOPMENT PERMIT REF: DA26/2018

Please see attached document for consideration
Regards Andrew Smith

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Name: Andrew Smith
Postal Address: 1/2 Tate St
Agnes Water
Qld 4677

Email: andrew.smith773@gmail.com

Date: 19/11/2018

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

**DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK
LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND 4677
LOT 101 SP 176830
DEVELOPMENT PERMIT REF: DA26/2018**

I wish to object to this Development Application for a Material Change of Use on the grounds that the necessary road infrastructure is not in place to accommodate the expected 95 additional vehicles per hour that this development would be expected to bring to Bryant Street and its residents, not to mention the impact this traffic would have on a steep hill leading into an already congested school zone. The developers own philosophy states that "Every development we create must add value to the community. It should improve the lives of people who chose to purchase, increase amenity for those nearby, embrace and augment the natural environment and will be warmly welcomed by the community. This philosophy is applied throughout every stage of every development"

The lack of green space within this proposal shows the developer is talking the talk while not walking the walk.

The density of this development is of major concern as it will place a major impact on storm water and other amenities, it clearly does NOT embrace and augment the natural environment and is NOT welcomed warmly by our community!

+

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 20 November 2018 11:40 AM
To: Helen McLaren-Greiss
Subject: DA / 26 / 2018 - Submission - Laurie Benedetto
Attachments: img20181120_10015413.pdf

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Tuesday, 20 November 2018 10:39 AM
To: 'Lorenzo Benedetto' <l.benedetto@hotmail.com>
Subject: FW: DA / 26 / 2018

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards

Kate Bambrick

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Lorenzo Benedetto <l.benedetto@hotmail.com>
Sent: Tuesday, 20 November 2018 10:05 AM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: DA / 26 / 2018

my objection to material change of use for use for relocatable home park

laurie benedetto



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Name: Laurie Benedetto
Postal Address: 13 Webster Ct A/W
Email: l.benedetto@hotmail.com

Date: 20/11/18

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

**DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK
LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND 4677
LOT 101 SP 176830
DEVELOPMENT PERMIT REF: DA26/2018**

I wish to object to this Development Application for a Material Change of Use on the grounds that the necessary road infrastructure is not in place to accommodate the expected 95 additional vehicles per hour that this development would be expected to bring to Bryant Street and its residents, not to mention the impact this traffic would have on a steep hill leading into an already congested school zone. The developers own philosophy states that "Every development we create must add value to the community. It should improve the lives of people who chose to purchase, increase amenity for those nearby, embrace and augment the natural environment and will be warmly welcomed by the community. This philosophy is applied throughout every stage of every development"

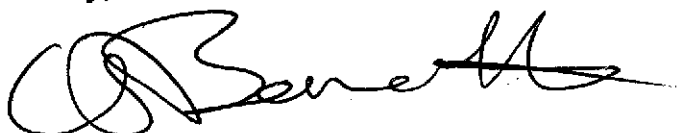
The lack of green space within this proposal shows the developer is "talking the talk" while not walking the walk.

The density of this development is of major concern as it will place a major impact on storm water and other amenities, it clearly does NOT embrace and augment the natural environment and is NOT welcomed warmly by our community!

This development would also have a negative impact on property values to surrounding established properties typically caused by the establishment of new high density developments, this impact would be felt on all sides of the proposed development plus along Bryant Street and through to Tate Street due to the increased traffic and noise.

This impact also goes against the companies philosophy statement.

Sincerely,



Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Wednesday, 21 November 2018 8:46 AM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission - Lot 101 Bryant Street - Peta Swan

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards
Meera Sunil Abraham
Administration Officer – Customer Solutions

PO Box 29 Gladstone QLD 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

-----Original Message-----

From: Info (Mailbox)
Sent: Wednesday, 21 November 2018 8:35 AM
To: 'petaswan@icloud.com' <petaswan@icloud.com>
Subject: FW: Assessment Manager

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full on Council's website.

Regards,

Helen Priest
Records Management Officer
Gladstone Regional Council
PO Box 29 Gladstone Qld 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email Info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

-----Original Message-----

From: Peta Swan <petaswan@icloud.com>
Sent: Tuesday, 20 November 2018 7:04 PM

To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Assessment Manager

Name: Peta Swan
Postal Address: PO Box 392, Agnes Water. 4677 QLD

Email: petaswan@me.com
Date: 20/11/2018

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND
4677 LOT 101 SP 176830 DEVELOPMENT PERMIT REF: DA26/2018

I wish to object to this Development Application for a Material Change of Use on the grounds that the necessary road infrastructure is not in place to accommodate the expected 95 additional vehicles per hour that this development would be expected to bring to Bryant Street and its residents, not to mention the impact this traffic would have on a steep hill leading into an already congested school zone.

Even if the lack of road infrastructure was addressed this development would still have a negative impact on the liveability of surrounding properties due to the increased traffic noise. This impact would be felt on all sides of the proposed development plus along Bryant Street and through to Tate Street The developers own philosophy states that "Every development we create must add value to the community. It should improve the lives of people who chose to purchase, increase amenity for those nearby, embrace and augment the natural environment and will be warmly welcomed by the community. This philosophy is applied throughout every stage of every development"

The lack of green space within this proposal shows the developer is "talking the talk" while not walking the walk. The density of this development is of major concern as it will place a major impact on storm water and other amenities, it clearly does NOT embrace and augment the natural environment and is NOT welcomed warmly by our community!

Sincerely,

Peta Swan

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Council's website for more information relating to Privacy <<http://www.gladstone.qld.gov.au/web/guest/privacy>> or Right to Information. <<http://www.gladstone.qld.gov.au/right-to-information>>

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Thursday, 29 November 2018 8:30 AM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Objection to relocatable home park Bryant Street - Peta Swan

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)

Sent: Thursday, 29 November 2018 8:16 AM

To: 'Peta Swan' <petaswan@icloud.com>

Subject: RE: Objection to Material Change of use for relocatable home park

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards,

Helen Priest

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

From: Peta Swan <petaswan@icloud.com>

Sent: Wednesday, 28 November 2018 8:19 PM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: Objection to Material Change of use for relocatable home park

Name: Peta Swan

Postal Address: PO Box 392, Agnes Water. 4677 QLD

RESIDENTIAL ADDRESS: 2 Webster Court, Agnes Water, QLD. 4677

Email: petaswan@me.com

Date: 20/11/2018

Chief Executive Officer
Gladstone Regional Council
[PO Box 29](#)
[Gladstone QLD 4680](#)

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK
LOT [101 BRYANT STREET, AGNES WATER QUEENSLAND 4677](#)
LOT 101 SP 176830
DEVELOPMENT PERMIT REF: DA26/2018

I wish to object to this Development Application for a Material Change of Use on the grounds that the necessary road infrastructure is not in place to accommodate the expected 95 additional vehicles per hour that this development would be expected to bring to Bryant Street and its residents, not to mention the impact this traffic would have on a steep hill leading into an already congested school zone.

Even if the lack of road infrastructure was addressed this development would still have a negative impact on the liveability of surrounding properties due to the increased traffic noise. This impact would be felt on all sides of the proposed development plus along Bryant Street and through to Tate Street

The developers own philosophy states that "Every development we create must add value to the community. It should improve the lives of people who chose to purchase, increase amenity for those nearby, embrace and augment the natural environment and will be warmly welcomed by the community. This philosophy is applied throughout every stage of every development"

The lack of green space within this proposal shows the developer is "talking the talk" while not walking the walk. The density of this development is of major concern as it will place a major impact on storm water and other amenities, it clearly does NOT embrace and augment the natural environment and is NOT welcomed warmly by our community!

Sincerely,

Peta Swan

Peta Swan

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Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Monday, 26 November 2018 8:54 AM
To: Helen McLaren-Greiss
Subject: Objection letter DA/26/2018 - Mr & Mrs Cassell
Attachments: bryant st development.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Monday, 26 November 2018 8:42 AM
To: 'paulea_cassell@dodo.com.au' <paulea_cassell@dodo.com.au>
Subject: FW: assesment officer objection letter DA/26/2018

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards,

Hayley Keiler

Records Management Unit



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

From: paulea_cassell@dodo.com.au <paulea_cassell@dodo.com.au>
Sent: Saturday, 24 November 2018 2:09 PM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: att: assesment officer objection letter DA/26/2018

PLEASE FORWARD THIS TO THE ASSESSMENT MANAGER ASAP.

REGARDS

Leanne Cassell

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Saturday, 24 November 2018

Mr & Mrs P L Cassell

21 Bryant Street,

Agnes Water QLD 4677

EMAIL: paulea_cassell@dodo.com.au

Chief Executive Officer

Gladstone Regional Council

PO Box 29, Gladstone QLD 4680

info@gladstone.qld.gov.au

Attention: Assessment Manager

Regards: DA/26/2018- PUBLIC NOTIFICATION MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK: LOT 101 SP 176830 DEVELOPMENT PERMIT REF: DA26/2018

I wish to object to the development application for a material change of use. On the grounds that I can not believe Bryant Street should be the entrance and exit point for the entire development. It is absurd that this developer has proposed this for over 190 houses. As a home owner and long-time resident of Bryant street I can tell you from 1st hand experience that our street is not suitable for the increased traffic in peak time of 95 vehicles per hour as per the engineer's report. If you are not familiar with our street it is a very steep hill which at the bottom caters for the congestion at the state schools drop off and pick up times which is manageable at present. But it will certainly not be if this proposal goes ahead, it will create a very dangerous traffic area for our community's young school children coming and going to school.

This is not in line with the developers own philosophy which reads "Every development we create must add value to the community. It should improve the lives of people who chose to purchase, increase amenity for those nearby, embrace and augment the natural environment and will be warmly welcome by the community"

This is not welcomed and does not embrace and augment the natural environment. I do welcome development, but proper planning is so important. If this park is to go ahead its entrance should not be Bryant Street, it should be Bicentennial Drive or Tavern Road that leads on to Round Hill as these roads are better equipped to take the additional 95 vehicles per hour in peak time and will not cause a danger to our school children. I dread to think of the cement trucks, semi's, Rv's, boats that will all be struggling up our hill in low gear to enter this development and then all breaking heavy on the way down and god forbid if a

child runs across the road. PLEASE DO NOT MAKE THIS AGNES WATER'S FIRST BLIND SPOT
!!

On closing, please have a good think and look at how this is going to affect our street and community. I am hoping decisions are not just made from behind a desk that you take the time to come and have a look at the chaos this will cause in the long run.

Yours sincerely

Paul & Leanne Cassell

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Monday, 26 November 2018 8:53 AM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission - Janina Speck

Follow Up Flag: Follow up
Flag Status: Completed

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Monday, 26 November 2018 8:41 AM
To: 'janinaspeck@gmail.com' <janinaspeck@gmail.com>
Subject: FW: DA/26/2018

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards,

Hayley Keiler

Records Management Unit



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

From: Janina Speck <janinaspeck@gmail.com>
Sent: Saturday, 24 November 2018 6:50 AM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: DA/26/2018

Name: Janina Speck
Postal Address: 383 Innamincka Way
Agnes Water, Qld 4677

Email: janinaspeck@gmail.com

Date: 24.11.2018

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

**DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK
LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND 4677
LOT 101 SP 176830
DEVELOPMENT PERMIT REF: DA26/2018**

I wish to object to this Development Application for a Material Change of Use.

The current zoning is for low density residential, which this development is not. It is very high density with very little green spaces. This does not fit in with the surrounding area.

The access road - Bryant st - is highly inappropriate to handle the additional expected traffic, as it's a low density residential area. The road is very steep, adding to the access problem. Also the close proximity to the state school is a concern, as the area already has to handle a lot of traffic.

I do not see how this development would provide any benefit for the community. It would only put further strain on our limited medical services, and infrastructure.

Regards,
Janina Speck

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Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Friday, 23 November 2018 8:11 AM
To: Helen McLaren-Greiss
Subject: Submission - DA / 26 / 2018 - Anthony and Julie Hardy

Follow Up Flag: Follow up
Flag Status: Completed

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Thursday, 22 November 2018 4:55 PM
To: 'TONY' <anthonyphardy@bigpond.com>
Subject: FW: DA / 26 / 2018 - PUBLIC NOTIFICATION

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards

Kate Bambrick

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: TONY <anthonyphardy@bigpond.com>
Sent: Thursday, 22 November 2018 4:36 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: DA / 26 / 2018 - PUBLIC NOTIFICATION

Name: Anthony and Julie Hardy
Postal Address: 3/6 Donohue Drive Agnes Water

Email: anthonyphardy@bigpond.com

Date: 21.11.18

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

**DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK
LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND 4677
LOT 101 SP 176830
DEVELOPMENT PERMIT REF: DA26/2018**

I wish to object to this Development Application for a Material Change of Use on the grounds that the necessary road infrastructure is not in place to accommodate the expected 95 additional vehicles per hour that this development would be expected to bring to Bryant Street and its residents, not to mention the impact this traffic would have on a steep hill leading into an already congested school zone.

Even if the lack of road infrastructure was addressed this development would still have a negative impact on the livability of surrounding properties due to the increased traffic noise. This impact would be felt on all sides of the proposed development plus along Bryant Street and through to Tate Street

The developers own philosophy states that "Every development we create must add value to the community. It should improve the lives of people who chose to purchase, increase amenity for those nearby, embrace and augment the natural environment and will be warmly welcomed by the community. This philosophy is applied throughout every stage of every development"

The lack of green space within this proposal shows the developer is "talking the talk" while not walking the walk.

Quite a number of clarifications have been put to the developer and we applaud the assessment manager for undertaking this due diligence and sincerely hope that all matters raised by yourself have been properly addressed by the said developer before any determination is made.

This development in no way fits in with the current usage of the area, a low impact community with small lots and family housing.

Also the current medical facilities in Agnes Water although quite adequate at the moment any increase in an elderly population could impact on this current situation. Our emergency services do an amazing job but are often called on to transport people to Bundaberg for treatment so any increase in the elderly population could also impact our current Ambulance services.

The density of this development is of major concern as it will place a major impact on storm water and other amenities, it clearly does NOT embrace and augment the natural environment and is NOT welcomed warmly by our community!

We have lived at our residence for seven years and have witnessed some very awkward moments of vehicles trying to negotiate the steep access that is Bryant Street to this proposed development and I have some concerns that this increase in traffic negotiating this very steep Street could have consequences for our unit that is positioned opposite the intersection at the end of Bryant St where it meets Donohue Drive.

We have great concerns around the huge tree clearing operation that has already been undertaken on this proposed site and that the proper notifications been undertaken to allow such clearing of a huge stand of native trees.

Thank you for taking the time to assess our objections to this proposed development and hope you give all due proper consideration to all the objections received and assess this development in accordance to all due planning regulations.

Sincerely,
Anthony and Julie Hardy

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Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Thursday, 29 November 2018 8:19 AM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Objection to relocatable home park Bryant Street - Neil Jardine

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards
Meera Sunil Abraham
Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Helen Priest
Sent: Thursday, 29 November 2018 8:16 AM
To: Contact Centre (Mailbox) <contactcentre@gladstone.qld.gov.au>
Cc: Planning (Mailbox) <planning@gladstone.qld.gov.au>
Subject: Planning documents for action - Objection to relocatable home park Bryant Street

Please note that this email has also been forwarded to Planning@gladstone.qld.gov.au to enable Pathway Paperclip to be added

Records Management Unit
Phone: extn 6845

From: Info (Mailbox)
Sent: Thursday, 29 November 2018 8:15 AM
To: 'Peta Swan' <petaswan@icloud.com>
Subject: RE: Objection to Relocatable Home Park Bryant Street

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards,

Helen Priest

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email Info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

From: Peta Swan <petaswan@icloud.com>

Sent: Wednesday, 28 November 2018 8:16 PM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: Objection to Relocatable Home Park Bryant Street

Subject: Objection to Relocatable Home Park Bryant Street

Name: Neil Jardine

Postal Address: PO Box 392, Agnes Water. 4677 QLD

Residential address: 2 Webster Court, Agnes Water, QLD 4677

Email: neil.jardine1@bigpond.com

Date: 21/11/2018

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK
LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND 4677
LOT 101 SP 176830
DEVELOPMENT PERMIT REF: DA26/2018

I wish to object to this Development Application for a Material Change of Use on the grounds that the necessary road infrastructure is not in place to accommodate the expected 95 additional vehicles per hour that this development would be expected to bring to Bryant Street and its residents, not to mention the impact this traffic would have on an extremely steep hill leading into an already congested school zone. The only entrance to this development is directly adjacent to a school zone. This is not a suitable location for this type of development.

Even if the lack of road infrastructure was addressed this development would still have a negative impact on the liveability of surrounding properties due to the increased traffic noise. This impact

would be felt on all sides of the proposed development plus along Bryant Street and through to Tate Street.

The density of this development is of major concern as it will place a major impact on storm water and other amenities, it clearly does NOT embrace and augment the natural environment and is NOT welcomed warmly by our community!

Sincerely,

Neil Jardine

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Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Thursday, 22 November 2018 12:20 PM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Objection to Relocatable Home Park Bryant Street - Neil Jardine

Follow Up Flag: Follow up
Flag Status: Completed

To be paperclipped and actioned.

Thank you.

Regards
Meera Sunil Abraham
Administration Officer – Customer Solutions

PO Box 29 Gladstone QLD 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

-----Original Message-----

From: Info (Mailbox)
Sent: Thursday, 22 November 2018 8:12 AM
To: 'Peta Swan' <petaswan@icloud.com>
Subject: FW: Objection to Relocatable Home Park Bryant Street

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full on Council's website.

Regards

Kate Bambrick
Records Management Officer
Gladstone Regional Council
PO Box 29 Gladstone Qld 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

-----Original Message-----

From: Peta Swan <petaswan@icloud.com>
Sent: Wednesday, 21 November 2018 7:04 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Cc: neil.jardine1@bigpond.com
Subject: Objection to Relocatable Home Park Bryant Street

Name: Neil Jardine
Postal Address: PO Box 392, Agnes Water. 4677 QLD

Email: neil.jardine1@bigpond.com
Date: 21/11/2018

Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND
4677 LOT 101 SP 176830 DEVELOPMENT PERMIT REF: DA26/2018

I wish to object to this Development Application for a Material Change of Use on the grounds that the necessary road infrastructure is not in place to accommodate the expected 95 additional vehicles per hour that this development would be expected to bring to Bryant Street and its residents, not to mention the impact this traffic would have on an extremely steep hill leading into an already congested school zone. The only entrance to this development is directly adjacent to a school zone. This is not a suitable location for this type of development.

Even if the lack of road infrastructure was addressed this development would still have a negative impact on the liveability of surrounding properties due to the increased traffic noise. This impact would be felt on all sides of the proposed development plus along Bryant Street and through to Tate Street.

The density of this development is of major concern as it will place a major impact on storm water and other amenities, it clearly does NOT embrace and augment the natural environment and is NOT welcomed warmly by our community!

Sincerely,

Neil Jardine

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Helen McLaren-Greiss

From: Rob Donaldson <rterehwon@outlook.com>
Sent: Monday, 26 November 2018 1:15 PM
To: Helen McLaren-Greiss
Subject: Re: Attention the Assessment Manager Re DA26/2018 - Submission - Rob Donaldson and Toni Walton
Attachments: DA 26 PDF.pdf
Follow Up Flag: Follow up
Flag Status: Completed
Categories: SUBMISSIONS

Hi Helen

Attached, as PDF

I rust this helps. Please advise if not.

Best Regards

Rob Donaldson
MDC Specialist
Marina Design & Construct

From: Helen McLaren-Greiss <Helen.McLaren-Greiss@gladstone.qld.gov.au>
Sent: Monday, 26 November 2018 1:13 PM
To: 'rterehwon@outlook.com'
Cc: Planning (Mailbox)
Subject: RE: Attention the Assessment Manager Re DA26/2018 - Submission - Rob Donaldson and Toni Walton

Hi!

Please be advised that we are unable to open the files within your zip document.

Are you able to send a word version of your submission?

Regards

Helen McLaren-Greiss (McG)

Planning Officer
Development Services
Customer Experience



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700

Email Helen.McLaren-Greiss@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Meera Sunil Abraham **On Behalf Of** Planning (Mailbox)
Sent: Monday, 26 November 2018 11:55 AM
To: Helen McLaren-Greiss <Helen.McLaren-Greiss@gladstone.qld.gov.au>
Subject: Attention the Assessment Manager Re DA26/2018 - Submission - Rob Donaldson and Toni Walton

To be paperclipped and actioned.

Thank you.

Regards
Meera Sunil Abraham
Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Monday, 26 November 2018 11:11 AM
To: 'rterehwon@outlook.com' <rterehwon@outlook.com>
Subject: FW: Attention the Assessment Manager Re DA26/2018

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

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Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards,

Hayley Keiler
Records Management Unit



PO Box 29 Gladstone Qld 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

From: Rob Donaldson <rterehwon@outlook.com>
Sent: Monday, 26 November 2018 9:59 AM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Attention the Assessment Manager Re DA26/2018

Dear Sir/Madam

Please find attached my submission regarding the proposed Relocatable Home Mobile Park, DA 26/2018

Best Regards

Rob Donaldson
and Toni Walton

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Toni Walton and
Rob Donaldson
211 Bicentennial Drive
Agnes Water 4677
QLD

Assessment Manager
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

**RE: DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK
LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND 4677
LOT 101 SP 176830
DEVELOPMENT PERMIT REF: DA26/2018**

This application is to make a formal objection to the advertised DA and Material Change of Use application for DA 26/2018 in Agnes Water.

My objection is that this Application is in direct contravention of The Gladstone Regional Council (GRC) Planning Scheme, specifically Part 3 Strategic Framework sections 3.6 and 3.8.

In the GRC planning scheme you consistently refer to future developments which enhance the current community.

“Residential buildings in these areas must compliment neighbourhood character, present to the street and include design elements that reduce building bulk, minimise overshadowing and create pleasant living environments.”

Specifically in your planning for Agnes Water in Part 3 you talk about low-medium residential developments which are in direct contrast to this high density relocated mobile home proposal. In your definitions of what is acceptable in future low-medium residential developments you state a minimum 300 m2 block. This development proposes a significant amount of blocks of less than 300m2.

Where creating new neighbourhoods the GRC Planning Scheme under Section 3.6 states a number of overall outcomes which are not supported and in fact are in total contrast to what this development proposal would achieve.

Furthermore in Section 3.8 of your planning scheme in which you talk about rural and coastal townships you state strategic outcomes which include retaining the individual character and unique identity of the township.

Your own tables of predicted population growth (Table SC 3.1.1) do not support this development which may potentially increase the population growth by up to 400 persons, almost one half of the predicted population growth you estimate by 2031. This would place significant strain on current infrastructure such as storm water and road networks.

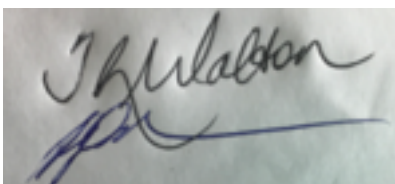
This development is not in keeping with the existing neighbourhood character and given the proposed location would have significant traffic impacts on the nearby primary school and its already congested school zone. The proposal states that there would be an expected 95 additional vehicles per hour to Bryant Street and its residents, not to mention the impact this traffic would have on an already congested school zone.

There is also a notable lack of green space in this high density proposal which has considerable negative aesthetic impact to the town.

There is not the current infrastructure or employment opportunities to support a development of this size. The town of Agnes Water is already majorly impacted by lack of employment opportunities and of the current residents who are employed, in many cases are they are significantly underemployed.

Should this development be considered by Council the issues of access, traffic congestion, high density (i.e. size of blocks would need to all increase to a minimum of 300 m²), lack of green space would all need to be addressed appropriately by the Developer and in accordance with the planning schemes strategic objectives. Whilst the proposal states that the "target" market would be retired people, to reduce the negative impact on the existing community, particularly in relation to the underemployment issues in the town, it would need to be mandated by the Development Body Corporation that this facility would only be available to over 55 years. There would need to be a caveat on this. This would address the majority of the social issues, such as unemployment, crime and drug related issues which are generally prevalent in this type of development.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Toni Walton' with a flourish underneath.

Toni Walton and Robert Donaldson

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Monday, 26 November 2018 11:50 AM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission - Aimee & Kristan Hall

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)

Sent: Monday, 26 November 2018 11:09 AM

To: 'khally40@gmail.com' <khally40@gmail.com>

Subject: FW: Proposed Development submission - comments MCU - Relocatable Home Park Where: Lot 101 Bryant Street, Agnes Water QLD 4677 On: Lot 101 SP 176830 DA/26/2018

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards,

Hayley Keiler

Records Management Unit



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

From: Kris Hall <khally40@gmail.com>

Sent: Monday, 26 November 2018 9:25 AM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Cc: Kris Hall <khally40@gmail.com>

Subject: Proposed Development submission - comments MCU - Relocatable Home Park Where: Lot 101 Bryant Street, Agnes Water QLD 4677 On: Lot 101 SP 176830 DA/26/2018

To: Gladstone Regional Council
PO Box 29, Gladstone QLD 4680
Email- info@gladstone.qld.gov.au

Proposed Development submission comments
MCU - Relocatable Home Park
Where: Lot 101 Bryant Street,
Agnes Water QLD 4677
On: Lot 101 SP 176830
Approval sought: Development Approval
Application ref: DA/26/2018

"Submission - Comments."

Aimee and Kristan Hall
Lot 9 Bicentennial Drive Agnes Water Qld 4670
0400 890 949.

In general the development looks reasonably well planned and we have no issues with intended land use.

However the main issues to address are noted below;

1a) For safety, fire management and infrastructure protection, and to eliminate any impacts or issues on existing surrounding vegetated rural residential lifestyle lots, all areas & lots within the development that directly adjoin surrounding rural residential lots (eg; lot 9 bicentennial drive agnes water) need a buffer /clear zone one and a half times the height of the nearest vegetation.ie lot 9 has trees up to 20m in height therefore a minimum clear distance of 30m is required from the vegetation/boundary of lot 9 to the nearest lot within the development. This buffer or clear zone could be grassed open areas for example to eliminate all risk associated with fires, wildfire, treefalls etc etc.

For fire protection and management within lot 9 bicentennial drive, regular planned burns have been authorized by ficom rockhamton and implemented by the landowners with the assistance of the rural fire brigade. This management practice has been historically conducted numerous times since 1999, and is required to be conducted into the future to maintain safe fuel loads within lot 9 and is essential to enhance rejuvenation and sustainable growth of the remnant vegetation communities on lot 9.

A dwelling is currently being planned for lot 9 and these fire management practices will continue for infrastructure protection on lot 9 and all surrounding lots.

1b) development requires more open space/parklands/vegetated buffer zones along all rural residential neighbours.

2) development has no allowance for native wildlife movement / corridors from surrounding mapped remnant vegetation and mapped HES/GES wetlands & protected areas.

3)development requires larger blocks in areas adjoining rural residential neighbours to be consistent with historical & current land use.

4)overland flows from the western 40% of the site are directed into one small council drain which will not handle the increased flows due to impermeable surfaces arising as a result of development. ie concrete/sealed roads/roofs etc etc.

5) extremely invasive weeds currently onsite require further /ongoing control to prevent spread into neighboring rural residential lots.

6) ongoing noise, dust, and vibration will occur as a result of an intensive housing development of such a scale which is not consistent with the values of the area.

Basically the development needs to take into consideration all surrounding land uses and the agnes water 1770 culture and SAFETY pertaining to fire management.

Larger lifestyle blocks would be better suited to the development lot where they directly adjoin surrounding rural residential lots with vegetated corridors and drainage lines leading to the HES/GES wetlands.

Yours Sincerely
Aimee & Kristan Hall

(This submission is made in
accordance with the Planning Act)

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Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Monday, 26 November 2018 5:02 PM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission against 101 Bryant Road - Relocatable Retirement Village - Ellis Electrical Supervision
Attachments: Proposed development 101 Bryant Street Relocatable home park pg.2.pdf; Proposed development 101 Bryant Street Relocatable home park pg.1.pdf
Follow Up Flag: Follow up
Flag Status: Completed
Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Helen Priest
Sent: Monday, 26 November 2018 4:35 PM
To: Contact Centre (Mailbox) <contactcentre@gladstone.qld.gov.au>
Cc: Planning (Mailbox) <planning@gladstone.qld.gov.au>
Subject: Planning documents for action - Submission against 101 Bryant Road - Relocatable Retirement Village

Please note that this email has also been forwarded to Planning@gladstone.qld.gov.au to enable Pathway Paperclip to be added

Records Management Unit
Phone: extn 6845

From: Info (Mailbox)
Sent: Monday, 26 November 2018 4:34 PM
To: 'cpellis@bigpond.com' <cpellis@bigpond.com>
Subject: FW: Proposed Development Lot 101 Bryant Street

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards,

Helen Priest

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website: www.gladstone.qld.gov.au

From: Craig and Paula <cpellis@bigpond.com>
Sent: Monday, 26 November 2018 4:30 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: Proposed Development Lot 101 Bryant Street

Attention Building Department,

Please see attached submission regarding the proposed development of Lot 101 Bryant Street.

This submission is sent on behalf of Ellis Electrical Supervision 257 Bicentennial Drive Agnes Water.

Could you please acknowledge receipt of this submission.

Regards

Craig and Paula Ellis

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Date: 26-11-18
File No: DA /26/2018

Attn: Gladstone Regional Council
PO Box 29
Gladstone QLD
4680

Dear Sir/Madam

RE: Proposed Development
Material Change of Use-Relocatable Home Park
Lot 101 Bryant Street/Lot 101 SP 176803
Agnes Water QLD 4677

We are writing on behalf of Ellis Electrical Supervision Pty Ltd 257 Bicentennial Drive Agnes Water lot 11/RP 858105, Uxbridge regarding the development proposal Material Change of Use-Relocatable Home Park Lot 101 Bryant Street Agnes Water QLD 4677, more fully described as Lot 101 Bryant Street/Lot 101 SP 176803 Agnes Water QLD 4677

Ellis Electrical Supervision does not oppose this development application however we do have some concerns associated with this development please see below.

- We would require a good quality eight-foot fence along the whole of rear boundary of the proposed development. Agreement between both parties would need to be reached on the type and quality of the fence before development work commenced.
- It is noted that the development has made no allowance for native wildlife movement through the area. Having lived in this area for many years and seen the movement of kangaroos on a regular basis throughout this area consideration should be given to the local wildlife. If developments continue through this corridor with no consideration given to local wild life movements this, we believe this would be unacceptable.
- Currently the proposed development only has a five-meter buffer zone between our property and the boundary of the proposed development. It would appear the units/houses are only set back from the rear boundary of the proposed development by 2 to 3 meters. While this obviously complies with town planning regulations it is not conducive to the property's backing onto the proposed development as they are zoned Rural/Residential. 257 Bicentennial was chosen for the lifestyle it provides, having 9 new neighbours on the rear boundary in such close proximity we feel is unacceptable.

- We are also residents in Evans Court Agnes Water and have concerns about the increased traffic flow of vehicles on Bryant street 95 VPH. Currently when vehicles are parked on the side of the road in Bryant street it is very difficult to negotiate around parked vehicles when traffic is moving in both directions. Currently the intersection of Bryant St and Donahue St is busy during school drop offs and pickups. Has any consideration been given or is there a proposal being developed to manage additional traffic flow along Bryant Street?

Table 4.1 Trip Generation Calculation Summary

Number of Lots	Generation Rate (vph/lot)	Peak Volume (vph)
190	0.5	95

Yours faithfully

Craig and Paula Ellis
Directors,

Ellis Electrical Supervision.

257 Bicentennial Drive

Agnes Water QLD 4677



Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 27 November 2018 9:57 AM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission - Richard and Nicole Schultz
Attachments: P1 Submission Comments R N Schultz DA 26 2018.jpg; P2 Submission Comments R N Schultz DA 26 2018.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Jessica Spurway
Sent: Tuesday, 27 November 2018 9:46 AM
To: Contact Centre (Mailbox) <contactcentre@gladstone.qld.gov.au>; Planning (Mailbox) <planning@gladstone.qld.gov.au>
Subject: Planning Documents for Action - ATT; Assessment Manager. R.E - Submission DA /26/2018

Please note this email has been sent to Planning to enable Pathway paperclip to be added.

Jessica Spurway
Records Management Unit

Jessica Spurway

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4975 8423

Email Jessica.Spurway@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Tuesday, 27 November 2018 9:44 AM
To: 'dcs.agnes@gmail.com' <dcs.agnes@gmail.com>
Subject: ATT; Assessment Manager. R.E - Submission DA /26/2018

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If your enquiry is urgent, please telephone (07) 49700700 anytime.

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Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards

Jessica Spurway
Records Management Officer



PO Box 29 Gladstone Qld 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Richard Schultz <dcs.agnes@gmail.com>
Sent: Tuesday, 27 November 2018 9:36 AM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: ATT; Assessment Manager. R.E - Submission DA /26/2018

Good Morning

Please find the attached 'Submission comments' regarding the Bryant st development Agnes Water Material change of use - Relocatable home park File n.o. DA/26/2018

Please do not hesitate to call us regarding the submission

Richard and Nicole Schultz
273 Bicentennial Dr, Agnes Water QLD 4677
0438 762 188

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26-11-18

File No: DA /26/2018

Attn: Gladstone Regional Council
PO Box 29
Gladstone QLD
4680

R & N Schultz
273 Bicentennial Dr
Agnes Water, QLD, 4677

ATT; Assessment Manager,

RE: Submission Comments - Opposed to design of Proposed Development
Material Change of Use-Relocatable Home Park
Lot 101 Bryant Street/Lot 101 SP 176803
Agnes Water QLD 4677

We are writing to you in regards to the above development at the rear of our property – 273 Bicentennial Dr.

We are not opposed to the development, although we do have concerns with the design. As local business owners believe the park would be beneficial to us, other local business and the growth of Agnes water/ 1770.

We strongly oppose to the homes (9) proposed to be built on the immediate adjoining boundary to our rural residential acreage. I have already mentioned my concerns about this to the owner/developer when he introduced himself to me earlier this year.

We chose to live on an acreage for a lifestyle that gives us privacy, piece, freedom and space with our closest neighbours being approximately 200m away, if we were to live in a residential house in town we would only have 3 adjoining neighbours at the most.

This development design has not taken into consideration for creating a buffer zone between hi-density living and adjoining rural residential properties.

You may also need consider if the proposed adjoining properties for over 50s lifestylers would like to have rural neighbours so close, with the most predominant winds coming from the South East most of the year, all of the proposed new residents in the park will all be affected at some level with the closest (on the boundary) being effected the greatly but are not limited by the following;

- Noise and odour from allowed rural animals such as chickens, Guinea fowls, geese, ducks, peacocks, horses, donkeys, sheep, pigs, cows, dogs, bird avery's, pigeons ect.
- Workshop noise and activities
- Smoke from regular burn offs or bonfires up to 2m in diameter
- Dust from Driveway, mowing and slashing.
- Dust and noise from motorbikes, paddock cars, tractors, ride on mowers.
- Late night noise and activities
- Chainsaw and tool noise
- Daily Irrigation with petrol water pump
- Vehicles coming and going at all hours.

Changes could be effectively made to the design with minimal loss to the developer and deliver a good outcome for both parties. For example: Create a 10 – 15 meter nature corridor (5m is an easement anyway) then move the road over to run along parallel to the corridor then add a reasonable amount the deleted homes could be recovered back into other areas of the village. This would be a reasonably acceptable buffer distance.

Further to that both parties would need an agreement on the type and quality of the fence the developer is to provide, that is to be no less than 2.4m (8ft) in height, e.g. – 1.8m Timber capped and lapped fence or similar on top of a 3 course block or sleeper wall. The fence must withstand - impact by farm animals, contain animals, eliminate public risk from animals, minimise noise and maximise privacy and to be completed before works commenced.

The wall/fence and 10m nature corridor and adjacent would help prevent and deflect any pollution or run off flowing into our dam and the natural spring at the bottom of our property that is the start of reedy creek. We intend to sink a bore into that area in the near future and expect very good quality water.

A substantial amount of wildlife use the area every day from echidnas to kangaroos. There appears that no consideration has been given to wildlife movement with this design and the corridor would help that situation also.

I end this submission with the fact, this dilemma only exists due to poor town planning in the first place. Although we love our location, there should have never been any rural residential blocks on the north side of bicentennial drive, therefore we feel Gladstone Council has duty of care to help us come to a fair resolution to this situation.

We trust that you will hear this well.

Yours faithfully,



Richard and Nicole Schultz

273 Bicentennial Dr

Agnes Water QLD 4677

0438 762 188

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 27 November 2018 12:42 PM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission - Jane Gray
Attachments: J Gray DA submission Lot 101 .pdf; J Gray p2 DA submission Lot 101.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Tuesday, 27 November 2018 12:19 PM
To: 'janeowen@tpg.com.au' <janeowen@tpg.com.au>
Subject: DA submission

Gladstone Regional Council acknowledges receipt of your e-mail and advises that it has been forwarded to the relevant department for attention.

If your enquiry is urgent, please telephone (07) 49700700 anytime.

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Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards

Jessica Spurway

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Jane Gray <janeowen@tpg.com.au>
Sent: Tuesday, 27 November 2018 12:11 PM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: DA submission

Please forward the attached letter to appropriate department.

Thank you

Jane

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Jane Gray
1 Palm Crt.
PO Box 503
Agnes Water
QLD, 4677
janeowen@tpg.com.au

Gladstone Regional Council
PO Box 29
Gladstone,
QLD 4680
info@gladstone.qld.gov.au

November 27, 2018

Dear Assessment Manager,

RE: proposed development application Lot 101 Bryant St

The development application is grossly ill conceived with incomplete referrals. The application does not align with the Agnes Water area residential aesthetics and natural surroundings.

The application does not adequately address the following:

1. Clearing of native vegetation. Previous approval for clearing 2007/2008 most likely has lapsed and is not to today's standard. A new assessment is required for the area contains remnant vegetation and high ecological significance wetlands.
2. Assess to site via Bryant St. is not adequate. I don't believe the report to be correct as 190 dwellings with their RVs, caravans and light vehicles will greatly impact on current road access and perhaps interfere with school traffic. The steep hill access adds to safety and noise issues.
3. Inadequate percentage of land put aside for park area. There is reference to revegetation, absolutely no reference to the conservation of existing remnant vegetation. No species list for revegetation has been provided. The planning of exotic species is not acceptable. The revegetation mapped coincides with HES wetlands. Again nothing about the conservation of species now living in this area of high conservation value.
4. From the information provided there has been no response from the referral agencies as shown in Part 5 Section 17. I understand the response period has been extended. I would like to know what the referral agencies responses are.
5. Section 23 Further legislative requirements are all in the negative, is this correct? Especially environmental activities, clearing native vegetation, environmental offsets, and water resources.
6. Will this development overload the current services infrastructure? They say service infrastructure expansion is currently being addressed, the timeframes associated with this expansion is unknown.

Furthermore in Section 3.8 of your planning scheme in which you talk about rural and coastal townships you state strategic outcomes which include retaining the individual character and unique identity of the township.

Your own tables of predicted population growth (Table SC 3.1.1) do not support this development which may potentially increase the population growth by up to 400 persons, almost one half of the predicted population growth you estimate by 2031. This would place significant strain on current infrastructure such as storm water and road networks.

This development is not in keeping with the existing neighbourhood character and given the proposed location would have significant traffic impacts on the nearby primary school and its already congested school zone. The proposal states that there would be an expected 95 additional vehicles per hour to Bryant Street and its residents, not to mention the impact this traffic would have on an already congested school zone.

There is also a notable lack of green space in this high density proposal which has considerable negative aesthetic impact to the town.

There is not the current infrastructure or employment opportunities to support a development of this size. The town of Agnes Water is already majorly impacted by lack of employment opportunities and of the current residents who are employed, in many cases are they are significantly underemployed.

Should this development be considered by Council the issues of access, traffic congestion, high density (i.e. size of blocks would need to all increase to a minimum of 300 m2), lack of green space would all need to be addressed appropriately by the Developer and in accordance with the planning schemes strategic objectives. Whilst the proposal states that the "target" market would be retired people, to reduce the negative impact on the existing community, particularly in relation to the underemployment issues in the town, it would need to be mandated by the Development Body Corporation that this facility would only be available to over 55 years. There would need to be a caveat on this. This would address the majority of the social issues, such as unemployment, crime and drug related issues which are generally prevalent in this type of development.

Yours Sincerely

Karen and Steven Gillespie

27/11/2018



Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 27 November 2018 1:59 PM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Objection to Material Change Lot 101 Bryant St, Agnes Water - Steve & Karen Gillespie
Attachments: 2018-11-27 13-12.pdf
Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards
Meera Sunil Abraham
Administration Officer – Customer Solutions

PO Box 29 Gladstone QLD 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

-----Original Message-----

-----Original Message-----

From: Info (Mailbox)
Sent: Tuesday, 27 November 2018 1:41 PM
To: 'skgil@bigpond.net.au' <skgil@bigpond.net.au>
Subject: Objection to Material Change Lot 101 Bryant St, Agnes Water.

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If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full on Council's website.

Regards

Jessica Spurway
Records Management Officer
Gladstone Regional Council
PO Box 29 Gladstone Qld 4680
Phone 07 4970 0700 | Fax 07 4975 8500
Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

-----Original Message-----

From: Karen Gillespie <skgil@bigpond.net.au>

Sent: Tuesday, 27 November 2018 1:19 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Cc: foundew@yahoo.com.au
Subject: Objection to Material Change Lot 101 Bryant St, Agnes Water.

Good afternoon

Please find attached our Objection for the Relocatable Home Park.
Development Permit
Ref: DA26:2018.

Thank you for your consideration to our Objection.

Kind Regards
Steve & Karen Gillespie
211 Bicentennial Drive
Agnes Water Qld 4677

--

Sent with Genius Scan for iOS.
<https://dl.tglapp.com/genius-scan>

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Karen and Steven Gillespie - 211 Bicentennial Drive, Agnes Water, Qld, 4677

Assessment Manager
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Via Email: info@gladstone.qld.gov.au

Attention: Assessment Manager

Dear Sir/Madam,

**RE: DA / 26 / 2018 - PUBLIC NOTIFICATION
MATERIAL CHANGE OF USE FOR RELOCATABLE HOME PARK
LOT 101 BRYANT STREET, AGNES WATER QUEENSLAND 4677
LOT 101 SP 176830
DEVELOPMENT PERMIT REF: DA26/2018**

This application is to make a formal objection to the advertised DA and Material Change of Use application for DA 26/2018 in Agnes Water.

My objection is that this Application is in direct contravention of The Gladstone Regional Council (GRC) Planning Scheme, specifically Part 3 Strategic Framework sections 3.6 and 3.8.

In the GRC planning scheme you consistently refer to future developments which enhance the current community.

“Residential buildings in these areas must compliment neighbourhood character, present to the street and include design elements that reduce building bulk, minimise overshadowing and create pleasant living environments.”

Specifically in your planning for Agnes Water in Part 3 you talk about low-medium residential developments which are in direct contrast to this high density relocated mobile home proposal. In your definitions of what is acceptable in future low-medium residential developments you state a minimum 300 m2 block. This development proposes a significant amount of blocks of less than 300m2.

Where creating new neighbourhoods the GRC Planning Scheme under Section 3.6 states a number of overall outcomes which are not supported and in fact are in total contrast to what this development proposal would achieve.

Furthermore in Section 3.8 of your planning scheme in which you talk about rural and coastal townships you state strategic outcomes which include retaining the individual character and unique identity of the township.

Your own tables of predicted population growth (Table SC 3.1.1) do not support this development which may potentially increase the population growth by up to 400 persons, almost one half of the predicted population growth you estimate by 2031. This would place significant strain on current infrastructure such as storm water and road networks.

This development is not in keeping with the existing neighbourhood character and given the proposed location would have significant traffic impacts on the nearby primary school and its already congested school zone. The proposal states that there would be an expected 95 additional vehicles per hour to Bryant Street and its residents, not to mention the impact this traffic would have on an already congested school zone.

There is also a notable lack of green space in this high density proposal which has considerable negative aesthetic impact to the town.

There is not the current infrastructure or employment opportunities to support a development of this size. The town of Agnes Water is already majorly impacted by lack of employment opportunities and of the current residents who are employed, in many cases are they are significantly underemployed.

Should this development be considered by Council the issues of access, traffic congestion, high density (i.e. size of blocks would need to all increase to a minimum of 300 m2), lack of green space would all need to be addressed appropriately by the Developer and in accordance with the planning schemes strategic objectives. Whilst the proposal states that the "target" market would be retired people, to reduce the negative impact on the existing community, particularly in relation to the underemployment issues in the town, it would need to be mandated by the Development Body Corporation that this facility would only be available to over 55 years. There would need to be a caveat on this. This would address the majority of the social issues, such as unemployment, crime and drug related issues which are generally prevalent in this type of development.

Yours Sincerely

Karen and Steven Gillespie

27/11/2018



Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 27 November 2018 4:41 PM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission/Objection - Darren & Tanya Jensen C/- Sandersen & Parks
Attachments: Signd letter to Gladstone Regional Council SUBMISSIONS DA26_2018.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Tuesday, 27 November 2018 4:29 PM
To: 'michellewarry@sandersonparks.com.au' <michellewarry@sandersonparks.com.au>
Subject: DA/26/2018 Submission/Objection

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If your enquiry is urgent, please telephone (07) 49700700 anytime.

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Regards

Jessica Spurway

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Michelle Warry <michellewarry@sandersonparks.com.au>
Sent: Tuesday, 27 November 2018 4:18 PM

To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: DA/26/2018 Submission/Objection

Dear Assessment Manager

Please refer to the attached correspondence on behalf of residents Darren and Tanya Jensen regarding DA/26/2018.

Kind regards

Michelle Warry | Conveyance Clerk | Sanderson & Parks Solicitors

Phone: 07 4992 3377 | Fax: 07 4992 3930 | michellewarry@sandersonparks.com.au

ADDS Building, Gladstone Road, Biloela QLD 4715 | PO Box 1, Biloela QLD 4715

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PO Box 1
Gladstone Road
BILOELA Q 4715

Telephone: (07) 4992 3377
Facsimile: (07) 4992 3930
Email: info@sandersonparks.com.au

Our Ref: RCLP:MB:114656
Your Ref: DA/26/2018

27 November 2018

Assessment Manager
Gladstone Regional Council

BY EMAIL: info@gladstone.qld.gov.au

Dear Assessment Manager

**SUBMISSION/ OBJECTION – DA/26/2018 LOT 101 SP176830, BRYANT STREET, AGNES WATER QLD 4677
RELOCATABLE HOME PARK**

I advise that I have been instructed by my clients Darren and Tanya Jensen of 6 Bryant Street, Agnes Water to submit, on their behalf, an objection in relation to the proposed development.

The reason for my clients requesting me to act as their agent in the lodging of a submission herein to Council is that they are away from the area at this time. My clients will not be returning to their property until sometime later in the week and as the date for closure of submissions is today, 27 November 2018, they have instructed me as their solicitor and agent to do this for them because of their serious concerns in the matter of the development application, specifically, relating to the proposed access to the site being via Bryant Street.

My clients' address is 6 Bryant Street, Agnes Water Qld 4677 and their real property description is Lots 8 & 9 FD 803715 Uxtridge.

My clients' are of the view that proposed use of Bryant Street as the access point for both the construction of the proposed Relocatable Home Park and thereafter, access for residents, their invited guests, staff and service providers will create an untenable situation for the existing residents and future residents of Bryant Street.

The proposed access to the development raises a number of concerns with my clients which I will address shortly below but I say at this point that these concerns are genuine concerns and do for the most part raise safety issues.

These issues can be considered under specific headings as following:-

- Safety concerns for residents and children living in Bryant Street;
- Traffic congestion will be created by the very substantial increase in traffic in Bryant Street;
- Noise issues;
- Effects on the residents such as interference with the quiet enjoyment of their property;

SEASONS GREETINGS!

This office will close for the Christmas/New Year period at 5.00pm on Friday, 21st December, 2018 and will re-open at 8.30am on Monday, 7th January, 2019.

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- General safety issues in relation to the school in very close proximity to Bryant Street and the traffic generated there at the times of both, school commencing and finishing each weekday.
- De-valuation of property prices in Bryant Street.

Consideration should be given to the issue of safety for pedestrians and, in particular, children, living in Bryant Street. Bryant Street rises from Donohue Drive, the top of Bryant Street is effectively a dead end, the rise is one of quite a steep gradient.

Bryant Street intersects with Donohue Drive at the bottom of this gradient which is a T-intersection. To the right into Donohue Drive, there is the public school and at this time the only exit onto Springs Road is left into Donohue Drive and then thereafter right into Tait Street exiting onto Springs Road.

At the present time there are a number of children living in Bryant Street which such include the children of my clients and it is not uncommon to see, from time to time, children riding down Bryant Street on skateboards and pushbikes.

Our clients' estimate at the present time that the traffic movement in Bryant Street, noting that it is at this time effectively a dead end, apart from any traffic that may be using the street at this time in respect of the proposed subdivision, traffic movement would at any given peak volume time, not exceed any more than 2 – 3 movements an hour.

It is noted from the Development Application material submitted to Council for approval that it is estimated that the peak volume time, that is vehicles per hour, movement on the street will increase to an estimated movement of 95 vehicular movements per hour.

See table 4.1 of the Developer's Submissions "Trip Generation Calculation Summary".

It is noted that the number of lots that are proposed to be constructed is 190 and that a rate of 0.5 vehicles per hour per lot was used to calculate the peak volume traffic movements per hour.

If one applies this formula to the existing residents in Bryant Street and their vehicular movement (remembering that it is houses already constructed in Bryant Street, creating a different residential environment to that of the proposed Relocatable Home Park) one could only put vehicular movement, at the very highest, per hour on Bryant Street at 5.

An increase of the magnitude that is proposed, some 90 additional vehicular movements on Bryant Street per hour is totally unacceptable in all the circumstances as it raises a serious safety issue.

One also has to consider the staff and service vehicles that would be entering and leaving the area via Bryant Street in respect of which it would be reasonable to assume that there would a number of trucks involved. There most definitely would be in the construction stages of the development but also thereafter in the supply stages to the different amenities that will be servicing the residents of the Relocatable Home Park. If my calculations are correct, that is a 1,700% increase on what now exists so far as traffic movement in Bryant Street is concerned. This in itself has raised a very serious safety case for Bryant Street not to be used for access to the development site and that another access solution needs to be found.

This may result in the Developer having to purchase further land to create a dedicated access, but really it is respectfully submitted that this is neither here nor there, that is a matter for the Developer, it is a commercial activity and same should not put in jeopardy the safety of the residents of Bryant Street and further, their visitors, and most particularly those children that do frequent the street and attend the nearby State School.

It is also noted that as the school is in close proximity to Bryant Street that it can be accepted that there will be, at the start and end of school each weekday, there will be quite a number of children using the roads in that area, to walk to and from school.

It only takes one small incident to turn into a serious accident such as, for example, for one of the heavy vehicles or delivery trucks using Bryant Street, bearing in mind that it is quite a steep gradient going down from the proposed development site, to Donohue Drive, the T-intersection, to have a brake failure or someone basically being unable to stop quickly enough because they were travelling too fast, and thereafter, colliding with a child or a car dropping off children at the school.

In the matter of congestion, this will increase substantially to that of the present time due to the traffic at commencement and finishing times of the nearby school. There is quite a number of vehicles using the same access to the school, that is namely Donohue Drive off which Bryant Street runs.

In fact, quite a number of cars actually park at the bottom of Bryant Street because there is insufficient parking in Donohue Drive for all the vehicles that do attend the school at these relevant times of the day.

I have briefly touched on the only access to Bryant Street being off Springs Road into Tait Street and then left into Donohue Drive and right into Bryant Street, and one can only imagine the congestion that will occur at the opening and closing times of school, that is the school traffic, intermingled with the Relocated Home Park traffic.

It may be the case that if Council deems fit for the Development Application to go ahead using Bryant Street as the access to that site then it may be prudent that Council have installed near the school certain speed control equipment such as speed humps, a safety island and the like for the school students and other pedestrians using the roads within that vicinity.

There is also issues of noise. At the present time Bryant Street is a very quiet street with limited traffic movement, it is only used by the residents and any of their lawfully invited guests, apart from the few parents that park at the bottom end of Bryant Street when dropping off or picking up students from the school, it is a very quiet street.

With the increase in traffic, particularly in the construction stage, the noise is going to be quite untenable. One can only imagine the noise of a fully laden truck plying its way up Bryant Street to reach the development site and thereafter coming down the steep gradient of Bryant Street, having to use their exhaust brakes.

When one buys a home site in a quiet street for the purpose of living in a quiet and secure environment and their road at some time later is to be turned into a very busy road, for the purpose of a commercial activity, this really flies in the face of good town planning as those present residents are entitled to quiet enjoyment, that is, to use their property without interference from others.

Another matter, and possibly the final matter that our clients believe is relevant in their submissions to their objection to the use of Bryant Street as the access to the proposed development, is that of the obvious economic loss they will suffer in having their street opened up to be the access to 190 relocatable home sites. My clients do not know what others in the street that have built houses have expended, but our clients state that, apart from the purchase of the two parcels of land, they have spent a further \$650,000 approximately on the construction of a home and landscaping the property. Their total expenditure is probably in the order of about \$900,000. My clients respectfully submit that if Bryant Street becomes the access for the proposed development then the values for each and every owner in Bryant Street who has constructed a home will see a substantial reduction due to safety issues, congestion of traffic and the traffic noise that will occur if the proposed access to the development site is upheld.

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My clients realise that the safety issue in the present matter is the most important of their objections and further, that economic or financial detriment for the most part is not really relevant in the consideration but when one lumps together all the concerns they have in respect of the use of Bryant Street as the access to the proposed development, it really forms quite a bitter pill for them.

Finally, just on the matter of security, that in itself will become an issue as the increase in the movement in traffic will provide certain unsavoury individuals the opportunity to take advantage in respect of the security of residences in Bryant Street.

In other words, the residents are not going to know who is in the street or using their street day and night and this leads criminals to take advantage of not being noticed because of the greatly increased movement in the street.

It is respectfully submitted that there is a safety case made out by my clients, if nothing more, it is in the area of risk to children, both in Bryant Street and the nearby school. There is a serious risk of a collision occurring between the children and a vehicle if the proposed increased in the traffic flow in Bryant Street goes ahead.

In anticipation, we thank you for your consideration herein and look forward to receiving your advices as to the outcome of those objections we hereinbefore have raised on behalf of my clients.

If there be something further that you do require in order to further address my clients' submissions/objections, please do not hesitate to contact the writer, he will be only too happy to assist.

Please note that my clients' contact details are:

Mobile phone: 0429 054 511

Email address: the4jensens@bigpond.com

Yours faithfully

SANDERSON & PARKS



RCL PARKS

Helen McLaren-Greiss

From: Meera Sunil Abraham on behalf of Planning (Mailbox)
Sent: Tuesday, 27 November 2018 4:37 PM
To: Helen McLaren-Greiss
Subject: DA/26/2018 - Submission - Josie Meng
Attachments: 20181127152007196.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: SUBMISSIONS

To be paperclipped and actioned.

Thank you.

Regards

Meera Sunil Abraham

Administration Officer – Customer Solutions



PO Box 29 Gladstone QLD 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email: Meera.SunilAbraham@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: Info (Mailbox)
Sent: Tuesday, 27 November 2018 3:31 PM
To: 'jpmeng@bigpond.net.au' <jpmeng@bigpond.net.au>
Subject: 20181127152007196.pdf

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If your enquiry is urgent, please telephone (07) 49700700 anytime.

No further response will be sent unless you need to be advised of Council's course of action in regards to your enquiry.

Should this be the case Council will contact you within ten (10) business days as per the Gladstone Regional Council's Customer Service Charter which can be viewed in full if you [click here](#).

Regards

Jessica Spurway

Records Management Officer



PO Box 29 Gladstone Qld 4680

Phone 07 4970 0700 | Fax 07 4975 8500

Email info@gladstone.qld.gov.au | Website www.gladstone.qld.gov.au

From: josie <jpmeng@bigpond.net.au>
Sent: Tuesday, 27 November 2018 3:27 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>

Cc: 'Josie' <jpmeng@bigpond.net.au>

Subject: 20181127152007196.pdf

Good Afternoon

Could you please pass onto the Assessment Manager for DA26/2018

Regards

Josie Meng
16 Bryant Street
Agnes Water Qld 4677
0427 749 250

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The Assessment Manager
Gladstone Regional Council
P O Box 29
Gladstone Qld 4670
info@gladstone.qld.gov.au

Dear Sir/Madam

RE: DA/26/2018 Lot 01 SP176830 Bryant Street Agnes Water Qld 4677

I Josephine (Josie) Patricia MENG of 16 Bryant Street Agnes Water Qld 4677 wish to make a submission regarding the access and egress to this development application.

I am gravely concerned that this development with its only access and egress on Bryant Street for all traffic that will reside and visit the facility.

Bryant Street is a narrow street of residential homes that has a one way entrance off Springs Road along Tate Street and left into Donohue Street that runs on to the Agnes Water State School, with Bryant Street turning right, from Bryant Street you turn right into Evans Court (No through road).

This proposed development would impact on the lifestyle of the residents that have lived in the area for many years; I and my Husband have resided permanently at number 16 since 1992.

This development would not meet the road hierarchy code and as a permanent resident am very concerned that this development will impact greatly not only on the local school but residences too.

The water and sewage connections for this development would also impact on the local residents who have only in the past 12/18 months had major work in the street

I thank you for the opportunity to lodge this submission that has been quite difficult due to efforts to access the online information – that I have been unable to access .

Yours sincerely

 27/11/18

Josie Meng

jpmeng@bigpond.net.au

074974 9250

0427 749 250